157.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,500 / 794,500
					USE VALUE:	794,500 / 794,500
					ASSESSED:	794,500 / 794,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEASY MARK T
Owner 2:	DEASY MICHELLE
Owner 3:	
Street 1:	146 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTINEZ CHRISTOPHER V -
Owner 2:	MARTINEZ SUSMAN JENNIFER -
Street 1:	146 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	374,500		420,000	794,500
Total Card	0.138	374,500		420,000	794,500
Total Parcel	0.138	374,500		420,000	794,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.83 | /Parcel: 506.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104924
GIS Ref:
GIS Ref:
Insp Date: 12/01/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,500	0	6,000.	420,000	794,500	794,500	Year End Roll	12/18/2019
2019	101	FV	280,200	0	6,000.	420,000	700,200	700,200	Year End Roll	1/3/2019
2018	101	FV	280,200	0	6,000.	354,000	634,200	634,200	Year End Roll	12/20/2017
2017	101	FV	256,000	0	6,000.	324,000	580,000	580,000	Year End Roll	1/3/2017
2016	101	FV	256,000	0	6,000.	276,000	532,000	532,000	Year End	1/4/2016
2015	101	FV	249,500	0	6,000.	240,000	489,500	489,500	Year End Roll	12/11/2014
2014	101	FV	249,500	0	6,000.	222,000	471,500	471,500	Year End Roll	12/16/2013
2013	101	FV	249,500	0	6,000.	211,200	460,700	460,700		12/13/2012

!12334!

PRINT

Date	Time
12/11/20	02:25:52

LAST REV

Date	Time
10/26/20	11:21:56
danam	
12334	

USER DEFINED

Prior Id # 1:	104924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINEZ CHRIST	51374-51		6/27/2008		450,000	No	No		
CONNOLLY KEVIN/	35560-433		5/29/2002		427,500	No	No		
JACKSON ANDREW	26394-520		6/11/1996		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	997	Addition	80,000	O				
10/9/2015	1531	Addition	108,350	C				
5/12/1993	171	Manual	500					REPAIR WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2016	Meas/Inspect	DGM	D Mann
11/17/2016	Permit Visit	DGM	D Mann
11/17/2016	Left Notice	DGM	D Mann
1/23/2009	Measured	345	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/1/1999	Measured	268	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31981373
Const Adj.:	0.98990101
Adj $ / SQ:	163.311
Other Features:	70051
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419837
Depreciation:	45342
Depreciated Total:	374494

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

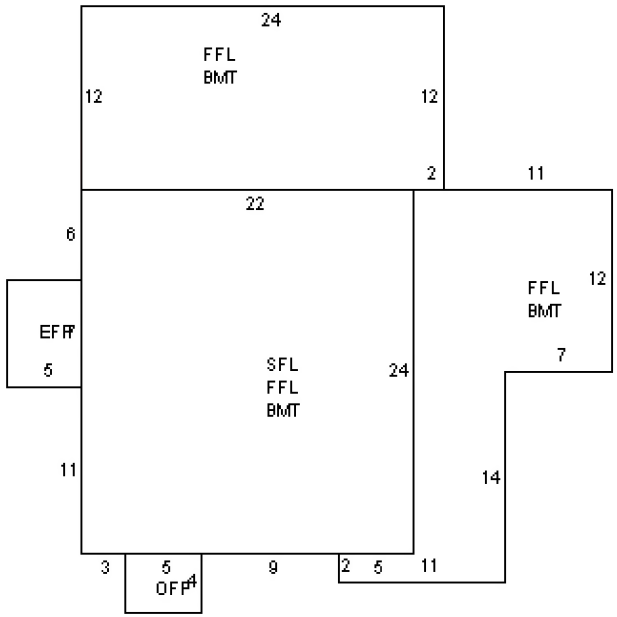
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.64
Special Features:	0	Val/Su Net:	139.27
Final Total:	374500	Val/Su SzAd	238.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	48.990	52,227
FFL	First Floor	1,066	163.310	174,089
SFL	Second Floor	502	163.310	81,917
EFP	Enclos Porch	35	71.870	2,515
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,689		Total:		
Size Ad	1567.6000	Gross Are	4731	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1976	0.00	T	34.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---